

Collaborator No.: 3988685
Reference / Verwysing: Erf 2184, Pacaltsdorp
Date / Datum: 16 October 2026
Enquiries / Navrae: Petro Botha

Nel & de Kock Town and Regional Planners
P.O. Box 1186
GEORGE
6530

Attention: Alexander Havenga

Email: neldek@mweb.co.za

APPLICATION FOR SUBDIVISION & ADMINISTRATOR'S CONSENT
ERF 2184, PACALTSDORP

Your application in the above regard refers.

The Senior Manager: Town Planning (Authorised Official) has, under delegation 4.17.3.13 & 4.17.3.23 of 24 April 2025, decided:

- A. That the application Administrator's Consent, in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 in accordance with restrictive title deed Condition B. 7. in title deed T39422/2011 applicable to Erf 2184, Pacaltsdorp to relax the street boundary building line of the Remainder portion from 5m to between 4.37m and 4.41m to accommodate the existing dwelling house;

BE APPROVED as indicated on Plan No. PD/D/217-1 dated December 2025 and drawn by Nel and de Kock Town and Regional Planners, attached as "**Annexure A**" which bears Council's stamp;

- B. That the application for Subdivision in terms of Section 15(2)(d) of the Land Use Planning By-law for George Municipality, 2023, of Erf 2184, Pacaltsdorp into a Portion A ($\pm 494\text{m}^2$) and Remainder ($\pm 381\text{m}^2$);

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION

- (a) The proposal is not in conflict with the spatial planning principles, objectives and guidelines applicable to the surrounding area.
- (b) The proposal will not have an impact on the character of the area or the environment, whatsoever.
- (c) The proposed development will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.
- (d) The proposal will not have an adverse impact on engineering services.

Subject to the following conditions imposed in terms of Section 66 of the said By-law, namely:

CONDITIONS OF THE DIRECTORATE: PLANNING AND DEVELOPMENT

1. That in terms of the provisions of the Land Use Planning By-law for George Municipality, 2023, the approval shall lapse if not implemented within a period of five (5) years from the date of approval coming into operation.
2. The approval will be taken to cover only the application applied for as indicated on Plan No. PD/D/217-1 dated December 2025 and drawn by Nel and de Kock Town and Regional Planners, attached as "**Annexure A**" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provisions.
3. The applicant must submit the Surveyor-General approved subdivision diagram to the GIS Department of the Directorate for information purposes.
4. As-built building plans must be submitted to and approved by the George Municipality for the newly created erven prior to the registration of Portion A.
5. Each subdivided portion shall be limited to 1 dwelling unit each. This restriction must be imposed endorsed against the title deed / certificate of registered title of the respective portions with a provision that it may be relaxed or removed with the Consent of the Municipality.
6. The subdivision approval will be considered implemented on the registration of Portion A by the Registrar of Deeds.

Notes

- a) *Building plans must be submitted for the existing structures in accordance with the NBR.*
- b) *Stormwater management must be addressed to the satisfaction of the Civil Engineering Department as part of the Building Plans.*
- c) *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
- d) *The applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
- e) *Should any trees be removed, the necessary permits must be obtained from the competent authority.*
- f) *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
- g) *The one dwelling clause has been added as a stop-gap as the future planning for the area is in process of review. The clause is worded to allow the granting of a Municipal Consent should the new owners seek a 2nd dwelling on their property without the need for a formal land use application in future.*

CONDITIONS OF THE DIRECTORATE: CIVIL ENGINEERING SERVICES

7. The conditions imposed by the Directorate Civil Engineering Services are attached as '**Annexure B**' dated 24 March 2026 and must be complied with.
8. As stipulated in the attached conditions imposed by the Directorate Civil Engineering Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
9. The amount of the development contributions is reflected on the attached calculation sheet dated 23 March 2026 and is as follows:
Roads: R 8 112.60- Excluding VAT
Sewer: R 14 667.24 - Excluding VAT
Water: R 14 078.74 - Excluding VAT
Total: R 36 858.58 - Excluding VAT
10. The total amount of the development charges of R36 858,58 (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.

11. Any amendments or additions to the approved development parameters which may lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

CONDITIONS OF THE DIRECTORATE: ELECTRO-TECHNICAL SERVICES

12. The conditions imposed by the Directorate Electro-Technical Services are attached as '**Annexure B**' dated 19 March 2026 and must be complied with.
13. As stipulated in the attached conditions imposed by the Directorate Electro-Technical Services, the amount of Development Charges (DCs) to be paid by the developer is calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference hereto, with regards to the proposed development, the developer will be required to make a development contribution, as indicated below.
14. The amount of the development contributions is reflected on the attached calculation sheet dated 19 March 2026 and is as follows:
Electricity: R0.00 - Excluding VAT
15. The total amount of the development charges of R0,00 (excluding VAT) shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
16. Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.

Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of transfer requests and building plans to obtain a final calculation.

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Planning and Development, P O Box 19, George, 6530 or Directorate: Planning and Development, 46 Market Street (Old York Hostel Building), George **on or before 06 November 2026**, and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. Please also note that the appeal must be e-mailed to the administrative officer mentioned above.

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully


C PETERSEN
SENIOR MANAGER: TOWN PLANNING

Annexure 5

PROPOSED SUBDIVISION OF
ERF 2184, PACALTSORP IN
TERMS OF SECTION 15(2)(d)
OF THE BY-LAW ON
MUNICIPAL LAND USE
PLANNING OF GEORGE
MUNICIPALITY, 2023

Application is being made in terms of Section 15(2)(d) of the By-Law on Municipal Land Use Planning of George Municipality, 2023, for the subdivision of Erf 2184, Pacaltsdorp, into two portions, viz:

Portion A = 494m² (Fig. A.B.C.e.d.f.g.h.i); and
Rem. Erf 2184 = 381m² (Fig. a.b.c.d.e.f.g.h.i).

Remarks:

1. The structures on Erf 2184 consist of existing buildings, including a main dwelling and a second dwelling unit.
2. Both the proposed Portion A and Remainder Erf 2184 will gain access from Veteran Road, with access widths of 4.0m and 3.0m respectively.
3. Building lines are shown on the plan.
4. The coverage of the proposed portions is as follows:
4.1 Portion A: 33%
4.2 Remainder Erf 2184: 32.5%

Notes:

1. Cadastral Information: TMK Professional Land Surveyors.
2. Locality Map: George GIS.
3. Dimensions on plan are in metres.

ERF 2184
VETERAN ROAD
PACALTSORP
GEORGE



Stads - en Streekeplaners
Town and Regional Planners
Yorkstraat 56 York Street
Postbus 1186 / P.O. Box 1186
George 6530
Tel: (044) 874 5207
Fax: (044) 873 8354
E-pos: E-mail: info@nwweb.co.za

SKAAL	1:250 (A3)	SCALE
BEPLAN	A.H.	PLANNED
GETEKEN	A.H.	NO
DATUM		December 2025

KOPIEREG VOORBEHOUD / COPYRIGHT RESERVED

Locality Map: 1: 15 000 (A3)

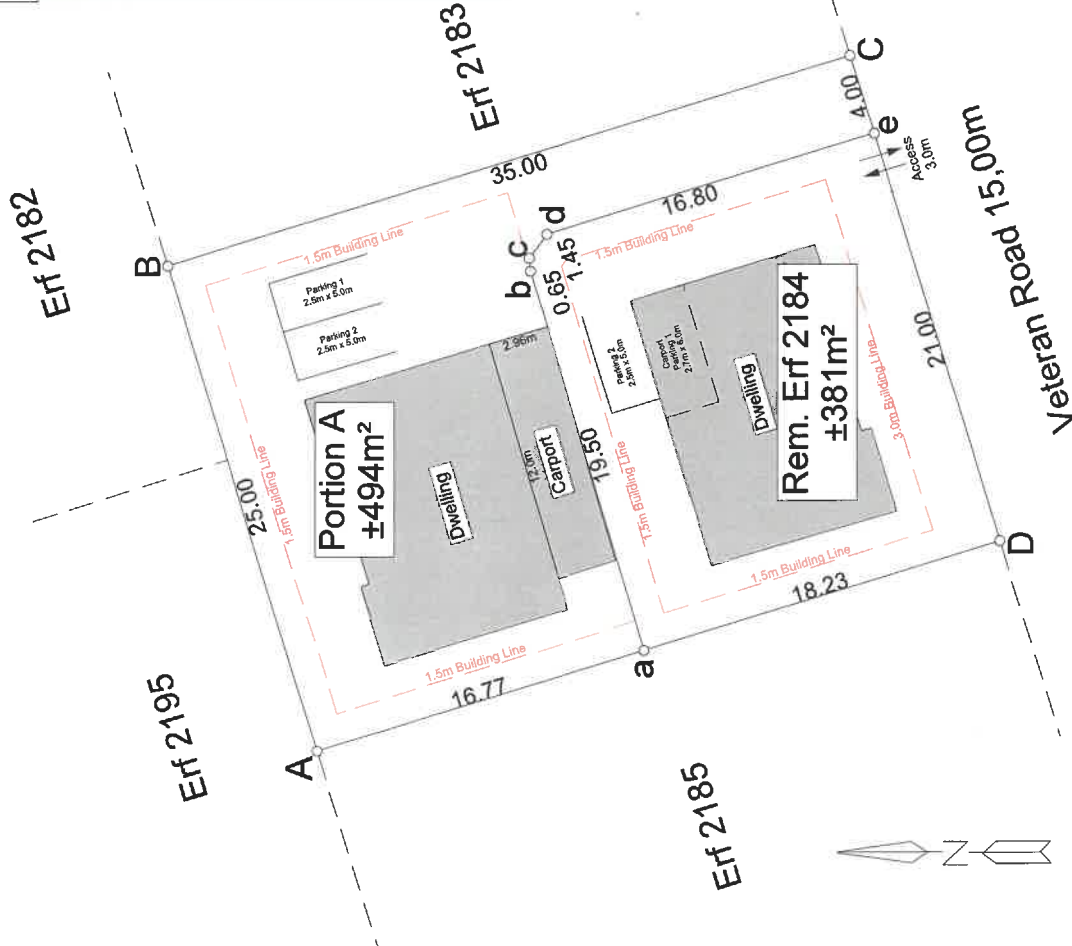


MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

16/10/2026
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STADSBEPLANNING



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Erf number *	2184
Allotment area *	Pacaltsdorp
Water & Sewer System *	George System
Road network *	Pacaltsdorp
Developer/Owner *	Alexander Havenga
Erf Size (ha) *	874,87
Date (YYYY/MM/DD) *	2026-03-24
Current Financial Year	2025/2026
Collaborator Application Reference	3988685

Application:

Subdivision

Service applicable	Description
Roads	Service available, access via Veteran Road (Subject to the Road master plan & access approval)
Sewer	Service available (Subject to the Sewer Master Plan, WWTW treatment & network capacity)
Water	Service available (Subject to the Water Master Plan, WTW treatment & network capacity)

Conditions

General conditions

- The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
 - The amounts of the development charges are reflected on the attached calculation sheet dated 24/03/2026 and are as follows:

Roads:	R	8 112,60	Excluding VAT (Refer to attached DC calculation sheet)
Sewer:	R	14 667,24	Excluding VAT (Refer to attached DC calculation sheet)
Water:	R	14 078,74	Excluding VAT (Refer to attached DC calculation sheet)
Total	R	36 858,58	Total Excluding VAT
 - The total amount of the development charges of R36 858,58 shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
 - Any amendments or additions to the proposed development which is not contained within the calculation sheet as dated in clause 2 above, which might lead to an increase in the proportional contribution to municipal public expenditure, will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval
- Note: The Development Charges indicated above are based on the information available to the respective engineering departments at the time of approval. It is advised that the owners consult with these departments prior to submission of the subdivision plan to ascertain what information they require to provide a more accurate calculation.*
- As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R36 858,58 shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
 - Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
 - All services -internal, link and relocation of or upgrades to existing - are to be designed by a registered consulting engineer in accordance with Council specifications. This may include bulk services outside the development area but that must be upgraded to specifically cater for the development. All drawings and plans are to be submitted to the applicable department, or any other relevant authority, (hard copy and electronically) for approval prior to any construction work taking place. All work is to be carried out by a suitable qualified/registered contractor under the supervision of the consulting engineer who is to provide the relevant authority with a certificate of completion, and as-built plans in electronic format. All costs will be for the developer. No transfers will be approved before all the municipal services have been satisfactorily installed and as-builts submitted electronically as well as the surveyor's plan.
 - Any, and all, costs directly related to the development remain the developers' responsibility.
 - Only one connection permitted per registered erf (water and sewer connections). Condition 7 applies.
 - Any services from the development that must be accommodated across another erf must be negotiated between the developer and the owner of the relevant erf. Any costs resulting from the accommodation of such services or the incorporation of these services into the network of another development are to be determined by the developer and the owner of the other erf. (condition 7 applicable)

- 11 Any service from another erf that must be accommodated across the development or incorporated into the services of the development: all negotiations will be between the owner/developer of the relevant erf and the developer. Costs for the accommodation of these services or the upgrade of the developments services to incorporate such services are to be determined by the developers/owners concerned. (condition 7 applicable)
- 12 Any existing municipal or private service damaged during the development will be repaired at the developers cost and to the satisfaction of the George Municipality. (condition 7 applicable)
- 13 Note, the developer is to adhere to the requirements of the Environmental Authorisation (EA). The onus is on the developer to provide the Dir: CES with the necessary proof of compliance with the EA.
- 14 Suitable servitudes must be registered for any municipal service not positioned within the normal building lines.
- 15 Note, the applicant is to comply with the National Forestry Act, Act No 84 of 1998, should it be required.
- 16 Note, provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Environmental Services.
- 17 Note, the developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
- 18 Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
- 19 The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
- 20 No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
- 21 Municipal water is provided for potable use only. No irrigation water will be provided.
- 22 A water meter must be installed by the developer prior to construction to monitor water usage during the construction phase. The Dir: CES (Water section) is to be consulted by the developer, prior to installation, regarding the required specifications. Failure to complying with the water meter application process, will result in the developer being responsible for payment of penalties and/or an estimated non-metered water consumption by this department at a rate as per the applicable annual Tariff List. In this regard, transfers, building plan approval and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full. The water meter is to be removed on completion of construction if so required by the Dir: CES.
- 23 The development, in its entirety or in phases, is subject to confirmation by the Dir. CES of the availability of Water and Sanitation bulk treatment capacity at the time of the development implementation, or if developed in phases before the commencement of each phase. A development/implementation program is to be provided by the Developer when requesting confirmation of this capacity from the Dir. CES. If the Developer does not adhere to the program the Dir. CES will be entitled to revise the availability of such bulk capacity
- 24 The discharge of surface stormwater is to be addressed by the developer. Condition 7 applies. All related costs are for the developer. The developer is to consult with the Dir: CES to ensure that stormwater planning is done on line with the available stormwater master plans.
- 25 Internal parking requirements (ie within the development area), position of accesses, provision for pedestrians and non-motorised transport, and other issues related to traffic must be addressed and all measures indicated on plans and drawings submitted for approval.
- 26 Adequate parking with a hardened surface must be provided on the premises of the proposed development.
- 27 No private parking will be allowed in the road reserve. The developer will be required at own cost to install preventative measures to insure compliance.
- 28 The approval of the layout of the development and accesses is subject to the George Roads Master Plan and approved by the Dir: CES. A site development plan is to be submitted to the Dir: CES, or any other relevant authority for approval prior to any construction work taking place.
- 29 Permission for access onto municipal, provincial or national roads must be obtained from the relevant authorities.
- 30 Minimum required off-street parking provided, must be provided in terms of the George Integrated Zoning Scheme 2023 parking requirements and vehicles must readily leave the site without reversing across the sidewalk. Alternative Parking may be supplied.
- 31 Site access to conform to the George Integrated Zoning Scheme 2023.
Access to the development is permitted only through the existing municipal road. Direct access from York Street is not allowed.



Ricus Fivaz

Manager (CES): Land development
Civil Engineering Services

24 Mar 26

Date

[illegible]

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	

GEORGE ELECTRICITY DC CALCULATION MODEL	Version 1.00	2025/06/18
For Internal information use only (Not to publish)		



Erf Number * 2184
 Allotment area * Pacaltsdorp
 Elec DCs Area/Region * George Network
 Elec Link Network * LV
 Elec Development Type * Normal
 Developer/Owner * L & SV Plaatjes
 Erf Size (ha) * 0,09
 Date (YYYY/MM/DD) * 19 03 2026
 Current Financial Year 2025/2026
 Collaborator Application Reference 3988685

Application:

Development Charges

Comments:

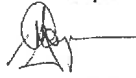
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Service applicable	Description
Electricity	Service available (Subject to the Electrical master plan approval)

Conditions	
General conditions	
1	The amount of Development Charges (DCs) to be paid by the developer are calculated in terms of the George Municipality Land Use Planning By-Law (as amended) and the approved DC Guidelines. With reference to clause above, with regards to the proposed development, the developer will be required to make development contribution, as follows:
2	The amounts of the development contributions are reflected on the attached calculation sheet dated 19/03/2026 and are as follows: Electricity: R 0,00 Excluding VAT
3	The total amount of the development charges of R0 000, Excluding VAT shall be paid prior to the first transfer of a land unit pursuant to the application or upon the approval of building plans, whichever occurs first, unless otherwise provided in an engineering services agreement or, in the case of a phased development, in these or any other relevant conditions of approval.
4	Any amendments or additions to the approved development parameters which might lead to an increase in the proportional contribution to municipal public expenditure will result in the recalculation of the development charges and the amendment of these conditions of approval or the imposition of other relevant conditions of approval.
5	As provided in section 66(5B)(b) of the Planning By-Law (as amended), using the date of approval as the base month the amount of R0 000, Excluding VAT shall be adjusted in line with the consumer price index published by Statistic South Africa up to the date when payment is made in terms of paragraph 3 above.
6	Development charges are to be paid to the Municipality in cash or by electronic funds transfer or such other method of payment as may be accepted by the Municipality at the time when payment is made.
7	Any, and all, costs directly related to the development remain the developers' responsibility.
8	Only one connection permitted per registered erf (Electrical, water and sewer connections). Condition 7 applies.
9	The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.
10	Transfers, building plan approvals and occupation certificates may be withheld if any sums of money owing to the George Municipality are not paid in full, or if any services have not been completed to the satisfaction of the Dir: CES & ETS, or any condition of any authority has not been satisfactorily complied with.
11	The Developer is responsible to obtain the necessary approval / way leaves from third parties which include, but is not limited to the George Municipality, Telkom & Fibre optic service provider.
12	No construction activity may take place until all approvals, including way leave approval, are in place, all drawings and material have been approved by the Technical Directorates.
Electro Technical	
13	In all cases, where individual customer apply for a supply capacity exceeding that provided for in the calculation of DCs and for the developer paid, will be subject to additional DCs based on the rates applicable at the time.
14	Owner to ensure compliance with Regulation XA of SANS 10400 (building plans).
15	Owner to ensure compliance with Regulation XA of SANS 10142 (wiring) and any other applicable national standards.
16	The developer and/or an owner of an erf shall see to it that no Small Scale Embedded Generation (SSEG) are installed on an erf, any portion of an erf or the development, without prior approval from the ETS. Should any SSEG be installed within any part of the development the Electrotechnical Services will within their discretion either implement applicable penalties and/or disconnect the relevant point of supply.
17	Where DCs have been applied for a particular section of the network, but the developer is requested to install and fund a part of the section of network, such work will be credited against DCs calculated.
18	Installation of ripple relays are compulsory for all geysers with electrical elements.

19	All municipal supply points must be subject to standard DC charges. These charges to be included in the project costs of the project.
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M Gatyeni



Singed on behalf of Dept: ETS

19 Mar 26

Development Charges Calculator				Version 1.00		2025/06/18	
				Erf Number	2184		
				Allotment area	Pacaltsdorp		
				Elec DCs Area/Region	George Network		
				Elec Link Network	LV		
				Elec Development Type	Normal		
				Developer/Owner	L & SV Plaatjies		
				Erf Size (ha)	0,09		
				Date (YYYY/MM/DD)	2026-03-19		
				Current Financial Year	2025/2026		
				Collaborator Application Reference	3988685		
Code	Land Use	Unit	Total Existing Right		Total New Right		
RESIDENTIAL				Units	Units	Units	
	Single Res > 650m² Erf (Normal)	unit		1			
	Single Res > 350m² Erf (Small)	unit				2	
	Second/Additional Dwelling	unit		1			
OTHERS				kVA		kVA	
Is the development located within Public Transport (PT1) zone?				Please select			
				Yes			
Calculation of bulk engineering services component of Development Charge							
Service	Units	Existing demand (ADMD)	New demand (ADMD)	Unit Cost	Amount	VAT	Total
Electricity	kVA	7,22	7,22	R 7 995,73	R 0,00	R 0,00	R 0,00
Total bulk engineering services component of Development Charge payable					R 0,00	R 0,00	R 0,00
Link engineering services component of Development Charge							
Total Development Charge Payable							
City of George							
Calculated (ETS):		M Gatyeni					
Signature :							
Date :		March 19, 2026					
NOTE : In relation to the increase pursuant to section 66(5B)(b) of the Planning By-Law (as amended) in line with the consumer price index published by Statistic South Africa) using the date of approval as the base month							
Notes:							
Departmental Notes							

For the internal use of Finance only

Service	Financial code/Key number	Total
Electricity	20160623 021336	R 0,00
		R 0,00